



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**AUGUST 16, 2005**

**6:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### **Agenda Items**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**
  - 1h. 05060038 PP Amend and 05060039 SP: Little Farms Addition, Lots 31-33 (Replat of)**

The applicant seeks approval to replat 9 lots on 2.25 acres:  
The site is located at the northwest corner of Ethel Street and West 104th Street.  
The site is zoned R-3/Residence within the Home Place Overlay.  
Filed by Chris Badger of Badger Engineering & Associates.
  - 2h. Docket No. 05060040 Z and 05060041 ADLS: 116<sup>th</sup> and College PUD**

The applicant seeks to rezone 12.4 acres from R1/Residential and B6/Business to PUD/Planned Unit Development for the purpose of creating a mixed use development comprised of townhome, retail, and office uses.  
The site is located at NE corner of 116<sup>th</sup> Street and College Ave.  
Filed by Timothy Ochs of Ice Miller for Equicor Development Inc.
  - 3h. Docket No. 05060042 DP Amend/ADLS: Carmel Science and Technology Park, Blk 11**

The applicant seeks approval for a medical office building.  
The site is located at the SW corner of Carmel Dr. and Guilford Rd. and is zoned M-3/Manufacturing.  
Filed by Mary Solada of Bingham McHale.

4h. **Docket No. 05060043 PP: Laurel Ridge**

The applicant seeks approval to plat 17 lots on 47.12 acres with the following Subdivision Waivers:

**Docket No. 05060044 SW: 6.03.04 – Connectivity**

To seek relief from providing stub streets to adjoining properties.

**Docket No. 05060045 SW: 8.09.02 – Alternative Transportation**

To seek relief from providing a pedestrian path along Ditch Road.

**Docket No. 05060046 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors**

To seek relief from houses fronting collector streets/200 foot required separation from collector streets.

**Docket No. 05060047 SW: 6.03.22 – Acceleration/Deceleration, and Passing Lanes**

To seek relief from providing acceleration/deceleration and passing lanes.

**Docket No. 05060048 SW: 8.09.02 – Private Streets**

To allow the construction of private streets serving the entire subdivision.

**Docket No. 05060049 SW: 8.09.02 – Cul de Sac Length**

To allow cul de sacs to exceed 600 feet in length.

**Docket No. 05060050 SW: 6.02.01 – Subdivision in Floodway/Plain**

To allow subdivision of land within the floodway and floodplain.

The site is located at the SE corner of Ditch Road and W. 106<sup>th</sup> Street and is zoned S1/Residential.

Filed by Joseph Calderon of JBC1, LLC for JB Cohen.

5h. **Docket No. 05060051 PP: The Retreat of West Clay Primary Plat**

The applicant seeks approval of 32 lots on 23.49 acres:

The site is located near the NE corner of Little Eagle Creek Ave and W. 141st St. and is zoned S1/Residential

Filed by Jim Shinaver of Nelson and Frankenberger for Centex Homes.

6h. **Docket No. 05060053 DP/ADLS: Weston Pointe Retail Center**

The applicant seeks approval for multiple commercial/retail buildings.

The site is located at 11055 N. Michigan Rd. and is zoned B-2/Business within the US 421 Overlay.

Filed by Ronald Bell of Williams Realty Group for PL Properties, LLC.

**I. Old Business:**

1i. **Docket No. 050300019 PP: West Clay Colony**

The applicant seeks to plat 23 lots on 40 acres. The site is located at the NE corner of Hoover Road and W. 116<sup>th</sup> Street and is zoned S1 (Residential).

Filed by Michael DeBoy.

2i. **Docket No. 05050004 Z: Arden Townhomes**

The applicant seeks to rezone 12.72 acres from R1 to PUD for the purpose of developing a site with 100 proposed townhomes. The site is located at 1940 E. 136<sup>th</sup> Street and is zoned R1 – Residential.

Filed by Jim Shinaver for Buckingham Properties.

3i. **Docket No. 05050001 DP/ADLS: Nightingale Home Healthcare**

The applicant seeks approval for an office building on 1.23 acres±. The site is located at 1036 S Range Line Rd, and is zoned B-3/Business within the Carmel Dr-Range Line Rd Overlay.

Filed by Mark Swanson of Mark Swanson Associates.

4i. **Docket No. 05060011 DP/ADLS: Guilford Road Condominiums (Townhomes)**

The applicant seeks create an 8 townhome buildings containing a total of 37 units on 2.15 acres. The site is located at the SW corner of Main St. and Guilford Road and is zoned OM/MU (Old Meridian/Mixed Use).

Filed by Marc Monroe for Guilford Real Estate Partners, LLC.

5i. **Docket No. 05070002 OA: West Home Place Setback Amendment**

DOCS seeks to amend the Zoning Ordinance, *Chapter 23E.09: West Home Place Commercial Corridor*, in order to reduce setback requirements.

Filed by the Carmel Department of Community Services.

**J. Adjournment**